

Site Details

Eastings

394070

Northings

424534

Full Address

Land off, Woodlands Avenue, Todmorden, .

Ward

Todmorden Ward

Local Plan Area

Todmorden

Current RCUDP Allocation or Designation

Hameldon hill consultation zone, Openspace urban, Wildlife corridors

Land Type

Greenfield

Topography

Steep Undulations

Site Area (ha)

0.92

Is the site an efficient use of land? RAG

Greenfield

Current Land Use

Primary

Agriculture, Grassland, Public Open Space

Secondary

Adjacent Land Uses:

North

Residential

South

Transport, Woodland

East

Residential

West

Grassland, Public Open Space

Public Consultation

To view comments made during the Local Plan - Initial Draft Consultation 2017, please visit:

http://calderdale-consult.limehouse.co.uk/portal/planning_services/lp17/lpid?pointId=ID-4494109-ISSUE-LP0902-LAND-OFF-WOODLANDS-AVENUE-TODMORDEN#ID-4494109-ISSUE-LP0902-LAND-OFF-WOODLANDS-AVENUE-TODMORDEN

Flooding

Flooding and Drainage Section

Comments

The site exits within greenfield area and associated with an urban area. The site is at risk from potential of localized risk of surface water flooding. No land drainage issue has been reported in the close vicinity of the site.

Mitigation

Flood resilience & resistance

Conclusion

The site is suitable for the development after FRA of the water course and evaluation of existing drainage network and suitability of SUDS including analysis of historical surface water flooding

Technical Information

FRA of the river Calder. Topography and water features that affect the layout of the development and reduction of

or complete loss of amenity or recreation value and SUDS application if required.

Flooding Zone Coverage

Flood Zone 1 (Area %)	100
Flood Zone 2 (Area %)	0
Flood Zone 3a (Area %)	0
Flood Zone 3ai (Area %)	0
Flood Zone 3b (Area %)	0

Surface Water Flooding

1 in 30 Year (Area %)	2.6
1 in 100 Year (Area %)	2.76
1 in 1000 Year (Area %)	6.15

Strategic Recommendation Unknown

Flooding RAG

Flooding issues which can be mitigated

Highways

Highways England

Comments

Summary

Highways England Site Comments

Strategic Highway Network Status Level of impact

No significant impact on main line

Location of primary impact ie nearest junction

N/A

Potential impact of non SRN traffic passing through the junction

N/A

Potential for cumulative impact

N/A

Committed mitigation schemes

N/A

Is additional mitigation likely to be required by 2028?

N/A

Ranking

1

Comments

Strategic Road Network RAG

No significant impact on the road network

Highways Development Management

Site Access

Site Observations and Planning Application

Immediately south east of and adjoining site 0901. Could be accessed through site 0901/ Access onto Hallroyd Lane would be problematic due to topography of the land and point of access immediately north narrow railway bridge which is signal controlled.

Mitigation

Feasible subject to development of site 0901. Access from Hallroyd Lane could not be achieved to standards

Conclusion (see methodology)

Developable (C) - subject to site 0901

Justification

Technical Information Required

Transport Statement and Access Design / link road through site 0901

Highways DM Comments in response to issues raised during 2017 Consultation

Summary of key Comments Made

Access

Response to Comments

Comment comparing site access constraints with another site. Each site is assessed on its individual merits and significant constraint identified at this site.

Conclusion

Highway authority view unchanged

Site Access RAG

Potential access issues which are resolvable

Impact on Local Road Network

Local Road Network RAG

Impact on the road network requiring mitigation

Ecology

Natural England

Name

Description

Buffer (m)

Issues

Concerns with residential developments of 50 units or more. Concerns for proposals with significant impact on landscape. Provisional BMV 5

West Yorkshire Ecology

SHLAA Ref

SSSI Comments

Lies within Natural England consultation zone for any new dwellings due to proximity to South Pennine Moors SPA/SAC/SSSI.

Mitigation

Impact on SPA birds unlikely due to surrounding development. May need to provide additional recreational provision to reduce impact on SAC/SPA. May need a Habitat Regulations Assessment

Conclusion

May be acceptable

Local Wildlife Site Comments

Mitigation

Conclusion

Local Geological Site Comments

Mitigation

Conclusion

Habitats of Principal Importance Comments

Lowland mixed deciduous woodland on part of the site

Mitigation Remove woodland from developable area

Conclusion Some development may be acceptable

Species of Principal Importance Comments

Mitigation

Conclusion

Habitat Network Comments

Woodland lies within the WHN

Mitigation

Conclusion Remove woodland from developable area

Conclusion

Reduce developable area by 0.25ha leaving 0.67ha

SHLAA Ref 00452

SSSI Comments

1500m from the South Pennine Moors SAC/SPA/SSSI .

Mitigation Direct disturbance to feeding areas of SPA birds unlikely. Recreational pressure will need mitigation.

Conclusion Likely to be acceptable.

Local Wildlife Site Comments

Mitigation

Conclusion

Local Geological Site Comments

Mitigation

Conclusion

Habitats of Principal Importance Comments

Mitigation

Conclusion

Species of Principal Importance Comments

Mitigation

Conclusion

Habitat Network Comments

Mitigation

Conclusion

Conclusion

Likely to be acceptable with mitigation

Ecology RAG

Some impact on environmentally sensitive areas which can be mitigated against

Open Space

OS Ref

OS9534

OS Typology

Natural and semi natural urban green spaces

OS Recommendation

Retain

Safer, Cleaner, Greener Comments

Comments

Natural/Semi-natural area currently used for grazing. OS study recommends retain. The site could be converted to a deficient typology e.g. allotments or cemeteries.

Safer, Cleaner, Greener Flowing LPID

Summary of Key Comments Made

Response to Comments

An equivalent or better play area should be developed on LP0902 together with a flat kick-about area. There should be pedestrian access to the replacement site through LP0901 to minimise the impact of moving the facilities to users approaching from the pedestrian railway bridge. The proposal would result in the loss of natural/semi-natural site LP0902. An analysis of open space within its catchment area shows that there are sufficient alternative natural/semi-natural sites to meet the Council's adopted standards.

Open Space RAG

Loss of important space

Historic Environment

Historic England

Comments

The development of this site is unlikely to result in harm to any designated heritage asset.

Suggested Change

HIA Undertaken?

WYAAS Comments

No apparent significant archaeological implications

Conservation (Heritage) Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

Mitigation

Housing Services

Comments

Council owned site, would support for mixed tenure housing or to support work of Community Land Trust. Consider with LP901 - retaining this part as Open space and new play area.

Housing Service Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

Housing Services RAG

Positive

Business and Economy Services

Comments

Mitigation

Conclusion

Business and Economy Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

Business and Economy RAG

Positive

Minerals

Stone Mineral Safeguarding Area

Outside MSA and Buffer

Coal Mineral Safeguarding Area

Outside MSA and Buffer

Minerals Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

Minerals RAG

Outside MSA or with buffer

Environmental Health

Comments

rail noise a concern but design of the development would be critical.

Minerals Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

Mitigation

Environmental Health RAG

There is no significant detrimental effect that cannot be mitigated against

Other Factors

Physical Constraints RAG

Steep Slope/Undulations or Unstable Land

Agricultural Land Classification RAG

Lies within 4 or 5 (and urban)

Logical Settlement Boundary RAG

Within settlement or edged on 3 sides

Landscape Character Assessment

Landscape Character Type F – Settled Valleys

Landscape Character Area F2: Calder (Todmorden Hebden Bridge Mytholmroyd)

Special Landscape Area Outside SLA

Landscape RAG

No significant harm on the landscape

Other Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

Additional Comments in Response to Issues Raised During 2017 Consultation

Summary of Key Comments Made

Response to Comments

Accessibility

Distance to Bus Stop Less than 400m

Distance to Rail Station Between 800m and 2km

Distance to Publicly Accessible Open Space Less than 600m

Journey time to Town Centre Less than 15 mins

Journey time to Shops Selling Day to Day Goods Less than 15 mins

Journey time to Hospital Less than 30 mins

Journey time to General Practitioner Between 15 and 30 mins

Distance to Primary School Less than 15 mins

Journey time to Secondary School Less than 20 mins

Journey time to Further or Higher Education Between 30 and 60 mins

Journey time to Primary Employment Sites Less than 20 mins

Accessibility Comments in Response to Issues Raised During 2017 Consultation

Accessibility Comments Following LPID

Response to Comments

Deliverability

Developable Area (ha) Dwellings per Hectare Residential Capacity

Deliverability Comments in Response to Issues Raised During 2017 Consultation

Deliverability Comments Following LPID

Response to Comments

Site Summary

Overall Assessment Summary

This is a sloping greenfield site within Todmorden owned by the Council and designated as Open Space in the RCUDP. The site is immediately adjacent to site LP0901 which is also council owned.

In terms of Flooding and drainage, there are no major issues with the site being located exclusively in Flood Zone 1 with a small surface water flood risk. However, should the site be taken forward as a housing allocation the drainage section has suggested that SuDS should be provided at the site through green and blue infrastructure.

Highways Development Management has stated that as the site is immediately south east of and adjoining site LP0901, access could be taken through this adjoining site. Access onto Hallroyd Lane would be problematic due to the topography of site LP0902 and the point of access immediately north involves a narrow railway bridge which is signal controlled. Highways DM conclude that the site is developable with the use of third party land.

West Yorkshire Ecology has stated that whilst direct disturbance to feeding areas of SPA birds is unlikely, recreational pressure will need mitigation. Development of the site is therefore acceptable subject to mitigation. A Habitat Regulations Assessment should be completed if the site is allocated for development.

The Open Space Study recommends this site be retained as natural/semi-natural urban green space. The site is currently used for grazing and CMBC Safer, Cleaner, Greener originally suggested it could be converted to a deficient typology such as allotments or cemeteries. The Council's housing section has since proposed that the adjacent Council owned site (LP0901) is allocated for housing and that improved open space facilities are provided on this site (LP0902). Following receipt of this proposal, Safer, Cleaner, Greener has stated that provided an equivalent or better play area is developed on this site (LP0902) together with a flat kick about area, development of the adjacent site (LP0901) for housing is acceptable.

The site is filtered and will not be allocated for development in the Local Plan.

Outcome

Filtered